

## FREMONT BOARD OF SELECTMEN

18 MAY 2006

**APPROVED 05/25/2006**

At 5:05 pm Selectmen Gene Cordes, Donald Gates Jr, and Peter Bolduc met with Department representatives Guerwood Holmes, Neal Janvrin, Charles Rand, Lisa Maffei, Chris Braid, Trudie Butler, and Heidi Carlson. Richard Heselton arrived at approximately 5:15 pm.

Chairman Cordes indicated that the meeting had been pulled together tonight so that we could work on a task list of what is ahead with regard to the flooding incident.

Neal Janvrin thanked Guerwood Holmes for changing his work plan and addressing the issue at Sandown Road at the town line. He said it was a huge help, and cleared access to a portion of town that houses several residents.

Guerwood Holmes said that Scribner Road is still closed, and will be for the foreseeable future. He said he has fixed most of the shoulders, some are temporary, and others need some headwall work. He feels that the town roads are all safe for travel, aside from Scribner Road, a much larger project.

He outlined that there will need to be coordination with several state agencies, including DES, DOT, and perhaps reaching out to the Army Corps of Engineers. Holmes said that these expenses cannot be funded from the Highway Department budget as he feels that his budgeted projects must go forward.

There was discussion about the potential for a FEMA disaster declaration.

Chris Braid said that from the Rescue Squad's perspective, they had worked with Colonial Poplin who had been very helpful and receptive if their rooms were needed for an evacuation of sick or elderly patients from their homes. There was discussion about generators, portable, and the town buildings that are fully powered by generators (Town Hall and the Safety Complex).

There was discussion about follow-up problems, including mosquitoes, ecoli, mold, and the need for potable water. Perhaps a water buffalo could be brought in.

Roy indicated that PSNH had pulled electric meters on Tibbetts Road and that they are being evaluated on a case-by-case basis to determine if it is safe to restore power. An electrician makes that determination if there is any question. PSNH was planning to be in there today, but had not arrived as yet. There were three or four dwellings that did not sustain water damage sufficient to warrant pulling the meter. The water didn't recede fully until today. The meter must have a sticker to have PSNH restore the power, as with all new electric installations. Roy said that if there is only slight damage, that he can do the inspection. He had consulted with Ken Pitkin in this regard to determine the best way to process the requests. If the panel is dry with no mud, it is easier to make a determination.

Roy further discussed furnaces and appliances. He said that propane tanks and oil tanks should be secured as the Fire Department spent substantial time and energy doing this to avoid spills and tanks floating in the river, which did occur. He suggested that the residents be given 90 days to get the tanks properly secured while reconnecting. The flood plain regulations mandate that.

Roy said that if more than 50% damage exists to the structure that is cannot be rebuilt in place, but must be built to FEMA flood hazard area specifications. There was discussion about waiving permit fees for replacement and storm-related restoration work, as PSNH is doing the same. Selectmen agreed to this for the flood damaged areas. It is important that permits be pulled so that work can be inspected for safety as well as other reasons.

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There was discussion about the Town bringing in dumpsters, and this was considered as a public health matter. Butler thought this was appropriate for the immediate needs only, as a public health issue.

It was decided that more permanent signage for Scribner Road would be ordered. Holmes and Carlson worked this out to include ROAD CLOSED, and the numbering sequence accessible from each end, including Abbott Road with the numbers above 130; and Thunder Road with the numbers from 1 to 116.

Information is on the town's website and available at the Town Offices and Public Safety Complex.

The Rescue Members offered to hand-carry, door to door, fact sheets and helpful information about flooding and safe return to your home. This will be done on Friday afternoon, and Carlson will make ample copies of the documents they feel are appropriate. Extra copies will be made for distribution at the event planned for Saturday as well.

Heselton said that he felt the overall operation may have been smoother if the EOC had been put into full operation, and that in a designated area, open to authorized personnel only, some of the key decision-makers had been located. He suggested that having a Selectman on site at all times in the EOC may have been helpful.

Heselton said the Fire Department had some minor problems with the boat, lost one radio, and some cones. Several sump pumps were still out on loan to various households.

Heselton said that the meter work after a flood had formerly been done by the Fire Department, but that he was fine for Roy to do it as the Building Inspector. Heselton did not fully agree with the idea of an electrician, nor with the idea of securing the oil/propane tanks.

Chief Janvrin reported that there had early on been some confusion about the status of the dam in Brentwood on Mill Road. Janvrin researched this matter to find that the Police Chief in Brentwood (also the Highway Agent) has a key to it, and had secured it (padlocked and chained) open on Thursday prior to the storm, and it remained open throughout. At this time it is still wide open.

At 6:25 pm the Selectmen took a ten minute recess. The Departments left the meeting at this time.

At 6:45 pm the meeting came back to session in the upstairs meeting room at the Town Hall.

A motion was made at 6:45 pm by Bolduc to enter non-public session to discuss a matter pursuant to NH RSA 91-A 3 II (c). Cordes seconded and the vote was approved 2-0.

Gates returned to the meeting at 6:55 pm.

At 7:00 pm a motion was made by Gates and seconded by Bolduc to return to public session. The vote was unanimously approved 3-0. No decisions were made by the Board. Chief Heselton left the meeting at this time.

**Department Headd**

Neal Janvrin reported that he needed the Board to review a \$31,500 contract for NH Fish and Game reimbursement on OHRV patrol reimbursement. The contract covers reimbursement for OHRV patrol as follows:

- 40 weeks with 16 hours per week patrol
- 12 weeks with 8 hours per week patrol

Janvrin asked for the Board's authorization to enter into a contract with NH Fish and Game, as has been done with this matter in the past.

Motion was therefore made by Gates and seconded by Bolduc that:

"Chief Janvrin is hereby authorized to execute and deliver for in the name and on the behalf of the town of Fremont, NH all professional service contracts, agreements and reports with the New Hampshire Fish and Game Department for off highway recreational vehicle law enforcement purported to be binding upon the Town shall be conclusive evidence for all purposes that such instrument is authorized by this vote."

This vote was unanimously approved 3-0 and the Chairman was authorized to sign the letter for return with the grant agreement.

Maffei said that Joe Gottlich is currently working on a maintenance contract for all of the Rescue Squad medical equipment. The largest part of this is defibrillator units, and he has a contact that services all different types of machines. Janvrin has asked that his defibrillators be included in that contract. She asked if there were any other units in the Town to be added, and there are not. Fremont currently has an automatic defibrillator on loan from Nottingham until the Fremont unit has been checked out.

Janvrin left the meeting at 7:10 pm.

Braid said that he would like to see a debriefing of the recent flood event and the emergency response. The Selectmen have already been discussing this, and would like to do it soon.

Braid and Maffei left the meeting at 7:20 pm.

## **OLD BUSINESS**

1. Selectmen reviewed the minutes for 11 May 2006. Motion was made by Bolduc and seconded by Cordes to approve them as written. The vote was approved 3-0.

## **NEW BUSINESS**

1. Selectmen reviewed the payroll manifest \$16,322.45 and accounts payable manifest \$537,323.05. Motion was made by Gates and seconded by Bolduc to approve them as written.

At 7:35 pm Jim Lufkin met with the Selectmen to discuss his property at 284 Main Street. Lufkin said that when he bought the house he wanted to put apartments on the back. He thinks that when he first started that Gene Perreault was the Building Inspector, followed by Paul Colby. He believes he got information indicating he could do it, and moved ahead accordingly.

He believes that Paul Colby told him that because the house was established prior to 1950 that he did not have to deal with any setbacks or zoning (Paul was just beginning at that time, taking over from Gene). There was a permit issued, which according to Town records is for a total of two units. Lufkin said that he has three apartments with a total of six bedrooms and three bathrooms (three units, two bedrooms and one bathroom each).

He said that he then received a letter from Thom Roy indicating that the lot is too small for three units and that Site Plan Review is required. Lufkin said that he has an occupancy permit for a total of two units,

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which Lufkin says are for the two new units in the back. According to Town records, Lufkin built more dwelling units than what he got a permit for.

The Town's property file was consulted and there was some question about the Town's file versus the certificate of occupancy that Lufkin had in his possession. The original occupancy certificate was still in the Town's file. The one Lufkin had was different from what the initial permit application covered. A copy of Lufkin's was not obtained for the Town's file.

Lufkin said he installed two more kitchens to the existing one. In 2002 when the permit was issued the requirement that three or more family unit dwellings are subject to Site Plan Review was in place (that was voted in 1998).

Selectmen said that they wanted to talk to the Building Inspector to figure out what the issues are and get a letter out in the next week to Lufkin and identify what there is to do. Cordes indicated that they would be looking to find out from the Building Inspector:

How many units were allowed there at the time he applied?

What were the dimensional requirements, if any?

Relative to current zoning, What is its current status of the property?

After understanding all of that, the Board feels they will know the next step for resolution. Selectmen indicated that they felt he needed Site Plan Review and potentially needs a variance and/or equitable waiver for the existing structure if it does not meet compliance with setbacks.

Lufkin left the meeting at 7:55 pm.

At that time, motion was made by Bolduc and seconded by Gates to enter non-public session to discuss a personnel matter in accord with NH RSA 91-A 3 II (c). The vote was unanimously approved 3-0.

Motion was made by Gates to return to public session at 8:20 pm. Bolduc seconded and the vote was unanimously approved 3-0. No decisions were made.

**OLD BUSINESS CONTINUED**

2. Memorial Day preparations were reviewed. Selectmen asked to meet with Darrell Turner next week for 15 minutes to prepare and review the schedule. The program information is due at the printer tomorrow.

**NEW BUSINESS CONTINUED**

2. Selectmen reviewed the resumes and letters received to date for the Emergency Management Director position. The Board discussed the position and the list of duties and expectations for the position.

The Selectmen will send a letter to the other three safety service department heads to see if they would like to be part of the three person board to interview the candidates and make a recommendation to the Selectmen. The department heads were asked to report back to the Board by next Thursday if they were interested in performing this function.

3. Selectmen did not sign the Intent to Excavate for John Wilder at parcel 03-037 because the dates listed for the RSA 155-E permit are incorrect.

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At 9:30 pm motion was made by Gates and seconded by Bolduc to enter non-public session to discuss personnel matters pursuant to NH RSA 91-A 3 II (c). The vote was unanimously approved 3-0.

At 10:00 pm motion was made by Gates to return to public session. Bolduc seconded and the vote was unanimously approved 3-0. No decisions were made.

**NEXT WEEK**

The next regular Board meeting will be held on Thursday May 25, 2006 at 6:00 pm.

With no further business to come before the Board, motion was made by Bolduc and seconded by Gates to adjourn the meeting at 10:30 pm. The vote was unanimously approved 3-0.

Respectfully submitted,

Heidi Carlson  
Town Administrator

\*Minutes left for Town Clerk on May 24, 2006 but she was out for the day and did date stamp them until she returned to the office on Thursday May 25, 2006.